

|   |                            |   |                                     |                                  |    |                   |    |
|---|----------------------------|---|-------------------------------------|----------------------------------|----|-------------------|----|
| <b>Delegated Report</b>   |                            | <b>Analysis sheet</b>   |                                     | <b>Expiry Date:</b>              |    | 08/11/2012        |    |
|   |                            | N/A   |                                     | <b>Consultation Expiry Date:</b> |    | 06/12/2012        |    |
| <b>Officer</b>  |                            |   |                                     | <b>Application Number(s)</b>     |    |                   |    |
| Sam Fowler  |                            |   |                                     | 2012/4770/P                      |    |                   |    |
| <b>Application Address</b>  |                            |   |                                     | <b>Drawing Numbers</b>           |    |                   |    |
| Odeon Cinema<br>30 Tottenham Court Road<br>London W1T 1BX   |                            |   |                                     | Refer to draft decision notice   |    |                   |    |
| <b>PO 3/4</b>   | <b>Area Team Signature</b> | <b>C&amp;UD</b>   | <b>Authorised Officer Signature</b> |                                  |    |                   |    |
|   |                            |   |                                     |                                  |    |                   |    |
| <b>Proposal(s)</b>  |                            |   |                                     |                                  |    |                   |    |
| Installation of 2 x satellite dishes at roof level in connection with existing cinema (Class D2).   |                            |   |                                     |                                  |    |                   |    |
| <b>Recommendation(s):</b>   |                            | Grant subject to conditions   |                                     |                                  |    |                   |    |
| <b>Application Type:</b>  |                            | Full Planning Permission  |                                     |                                  |    |                   |    |
| <b>Conditions or Reasons for Refusal:</b>   |                            | Refer to Draft Decision Notice  |                                     |                                  |    |                   |    |
| <b>Informatives:</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Consultations</b>  |                            |   |                                     |                                  |    |                   |    |
| <b>Adjoining Occupiers:</b>   |                            | No. notified  | 42                                  | No. of responses                 | 00 | No. of objections | 00 |
|   |                            |   |                                     | No. electronic                   | 00 |                   |    |
| <b>Summary of consultation responses:</b>   |                            | Advertised: 15/11/2012, expired: 06/12/2012<br>Site notice: 02/11/2012, expired: 23/11/2012 |                                     |                                  |    |                   |    |
| <b>CAAC/Local groups comments:</b>  |                            | No response was received from the Charlotte Street Conservation Area Advisory Committee.    |                                     |                                  |    |                   |    |
| <b>Site Description</b>   |                            |   |                                     |                                  |    |                   |    |
| <p>The application site is located on Tottenham Court Road, it is bound to the rear by Gresse Street and is intersected by Stephen Street. The site comprises two blocks built as a single development in the 1960s. These blocks are linked by a single-storey flat-roofed element which makes up the building edge along Stephen Street. The buildings range in height from 5 to 14 storeys with two levels of basement providing a service yard and car parking association with the office floors.</p> <p>The property is not listed, is not located within a conservation area but is located between the boundaries of the Bloomsbury and Charlotte Street Conservation Areas and is not a non-designated heritage asset.</p> |                            |   |                                     |                                  |    |                   |    |

## Relevant History

August 2012: Planning permission was granted (2012/2232/P) for “*Extension of retail units and cinema entrance at 18-30 Tottenham Court Road by infilling of double-height arcade, new shopfronts with canopy above; part change of use of ground floor, mezzanine and basement to flexible retail/ food and drink (Class A1 and/or Class A3) and associated works.*”

December 2011: Permission was granted (2011/5552/P) for “*Alterations to front facade at ground floor level, including extension to entrance lobby on Stephen Street, recladding of frontage and entrance to tunnel on Stephen Mews and associated works in connection with existing office use (Class B1).*”

April 2009: Planning permission was refused for “*extensions to existing ground floor shop units to enclose the existing covered arcade at 18-30 Tottenham Court Road; construction of new retail shopfronts, change of use of part of basement at 18-27 Tottenham Court Road to create additional retail space and the creation of 135m<sup>2</sup> of floorspace at mezzanine level to replace the existing 13 retail units (A1) with 8 larger retail units (A1) and associated works to the public realm, ref. 2009/0258/P.*”

The reasons for refusal were as follows:

1. No justification for failure to provide housing as part of the mix of uses
2. Insufficient evidence to justify the absence of a contribution to the supply of public open space
3. Loss of the small scale retail units and the creation of larger retail units which are less likely to accommodate uses that will serve the local community
4. Failure to demonstrate the energy demand and provide on site renewables

Further reasons in respect of absence of S106 legal agreement to secure:

5. Green travel plan
6. Construction management plan
7. Service management plan
8. Highways contribution of £166,000
9. Compliance with an approved signage strategy

October 2008: Application (ref 2008/1801/P) was withdrawn for “*Extensions to existing ground floor shop units to enclose the existing covered arcade at 18-30 Tottenham Court Road; construction of new retail shopfronts, change of use of part of basement at 18-27 Tottenham Court road to create additional retail space and the creation of 135m<sup>2</sup> of floorspace at mezzanine level to replace the existing 13 retail units with 8 larger retail units and associated works to the public realm.*” (This application was withdrawn as the Council raised community safety concerns with regard to the recessed areas.)

## Relevant policies

### LDF Core Strategy and Development Policies

CS2 Growth areas  
CS5 Managing the impact of growth and development  
CS8 Promoting a successful and inclusive Camden economy  
CS16 Improving Camden's health and well-being

DP1 Mixed use development  
DP13 Employment premises and sites  
DP22 Promoting Sustainable Design and Construction  
DP24 Securing High Quality Design  
DP25 Conserving Camden's Heritage  
DP26 Managing the impact of development on occupiers and neighbours

### Camden Planning Guidance 2011

CPG 1 (Design)  
CPG 6 (Amenity)

## Assessment

### Proposal

The application seeks permission for the installation of 2 x No. satellite dishes mounted on the existing roof in a galvanised supporting frame.

### Design

The proposal is not considered to harm the character and appearance of the host building or the conservation area and is considered acceptable for the following reasons:

- The equipment would be sited on the roof of the cinema where plant and equipment are already present and therefore not uncommon. The location of the proposed satellite dishes is of such that it cannot be seen from public views or the street scene. The proposal would therefore not cause harm to the character of the conservation area or host building in terms of its design and appearance.
- The proposed satellite dishes would not be overly bulky and are considered to be an unobtrusive feature in the context of the host building's size and not dissimilar in colour to existing plant and equipment already present on the building.
- The cables would mainly run internally with a small section on the outside of the building although this would be to the rear elevation where it would not be visible from the street scene or public views. Due to the small size of the proposed cables and their discreet location, they are not considered to detract from the character of the buildings or be prominent enough to have a harmful impact on the appearance of the host buildings or the conservation area.
- A condition can be included to ensure the cables match the colour of the external brickwork.

### Amenity

The proposed alterations to the buildings would not have a detrimental impact on the amenity of occupiers of the application buildings or of neighbouring properties.

**Recommendation:** Grant Planning permission

### Disclaimer

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